



**State Capitol Repair Expenditure Oversight Committee  
Special Meeting  
February 28, 2019  
2:15 p.m., Room 412C  
Oklahoma State Capitol Building**

A meeting notice was filed with the Secretary of State and an agenda posted in accordance with the Open Meeting Act.

**MEMBERS PRESENT:** Phillip Kennedy, Governor  
Steve Mason, Governor  
Rep. Mark McBride  
Sen. Roger Thompson  
David Thompson, Governor  
Rep. Harold Wright

**MEMBERS ABSENT:** Sen. Larry Boggs  
Sen. J.J. Dossett

**GUESTS:** Trait Thompson, OMES State Capitol Project Manager  
John Budd, OMES  
Dan Ross, OMES  
Mike Jones, OMES  
Douglas Kellogg, OMES  
Kathy Pendarvis, OMES  
Shelley Zumwalt, OMES  
Susan Stout, OMES  
Melissa Milburn, OMES  
Duane Mass, MASS Architects  
Andrea Gossard, MCC  
Brent Collins, MCC  
Lindsey Ross, JE Dunn  
Jon Whaley, JE Dunn  
Lynnsee Boyse, JE Dunn  
Peter Breninger, ADG  
Caroline Dennis, Senate  
Arnella Karges, Senate  
Julia Manglitz, TreanorHL

**1. Roll call [Steve Mason]**

Chairman Steve Mason called the meeting to order at 2:18 p.m. A roll call was taken and it was determined there was a quorum. Mr. Kennedy was not present at the time of the roll call but joined the meeting prior to the committee addressing the second agenda item.

Mr. Mason introduced Mr. John Budd, Director of OMES, who expressed his appreciation to the committee for their work on the Capitol restoration project.

**2. Approval of November 15, 2018 meeting minutes [Steve Mason]**

Mr. T. Thompson moved to approve the meeting minutes of November 2018. Representative McBride seconded the motion, the motion passed and the following votes were recorded:

Mr. Kennedy, aye; Mr. Mason, aye; Rep. McBride, aye; Mr. Thompson, aye; Sen. Thompson, aye; Rep. Wright, aye.

**3. Discussion and possible action on the financial report [Trait Thompson]**

Mr. Thompson presented the February 12, 2019 budget summary report for the capitol restoration project.

JE Dunn - Exterior	\$47,381,339
Manhattan - Interior	\$87,169,939
Mass Architects – Consultant	\$2,005,188
Additional	\$3,887,585
CAP Fee	\$366,361
Relocation expenses	\$312,993
Cabling/Audio	\$1,486,714
Abatement & Testing	\$1,667,575
FF&E	\$8,894
Surveying/Misc.	\$35,048
<b>Total Expenditure</b>	<b>\$140,444,051</b>
Interest Earned	\$3,778,197
Rebates and Credits	\$10,899
2014 Series Bond Premium	\$12,554,466
2016 Series Bond Premium	\$4,895,000

Mr. Thompson responded to a question regarding the difference expected for the final relocation expenses noting a significant savings of approximately \$6,000,000, significantly less than it would have cost to move the Capitol tenants elsewhere during the entire project.

Report only. No action taken.

**4. Project manager’s report [Trait Thompson]**

Mr. Thompson recapped the work that was done in preparation for the arrival of the new Governor’s administration as well as the work needed prior to beginning demolition of the space occupied by the previous administration. Mr. Thompson acknowledged several OMES employees for assisting with the process.

Mr. Thompson reported work will begin this summer on the Senate's second floor north offices and he explained the uniqueness of relocating the Treasurer's office, which will also occur this summer.

Mr. Thompson stated that he and Dan Ross met with the American Ninja Warrior representatives and was able to report their activities will not require special accommodations or conflict with any of the construction work.

Mr. Thompson described the new food services area and explained the benefits and amenities for both the employees as well as the visitors to the Capitol. There will be a ribbon cutting ceremony on Monday, March 4 at 9:30 a.m., and he encouraged the committee members and meeting attendees to participate. It is expected that the menu will expand and the food options will be enhanced in the years 2021 and 2022, once the renovation is complete and tourism increases. He also explained that there will be two privacy rooms in the Capitol for nursing mothers that can be utilized by both employees and visitors.

Report only. No action taken.

**5. Report on Exterior Restoration of the Capitol. [Lynnsee Boyse, Julia Manglitz]**

Ms. Boyse, Project Manager for the exterior restoration team from JE Dunn Construction gave a general project update that included information on project safety, team building activities, site-phasing plan status, work on the tunnel, and schedule for the projects. She reported on the latest work completed on the job site to date and provided a site-work progress update.

Ms. Manglitz provided an update and explanation of the copper roof project including unexpected findings and methods utilized in the roof replacement. It was reported that the project is 30% to 35% complete and the estimated project completion is March 2020.

Report only. No action taken.

**6. Report on interior restoration of the Capitol. [Andrea Gossard, Russell Baker, Bryan Hensley]**

Ms. Gossard, Senior Project Manager for the interior restoration project from Manhattan Construction reported on the interior construction projects for the last year. Some of the milestones include the completion of the food service area, the installation of the northwest freight elevator, completion of the Legislative Service Bureau offices which were available for use prior to session, the OMES facilities offices were relocated and the Senate 4<sup>th</sup> and 5<sup>th</sup> floor offices were completed and are now occupied.

For the beginning of 2019, she reported the ground has been broken for the exterior construction of the visitor entry which assists with security and provides an air lock for the building. Work is ongoing on the northeast elevator, the photographer's space, the Governor's suite, Senate Committee Room on the 2<sup>nd</sup> floor north and the Supreme Court room. In June, work is expected to pick up and will include the vast majority of the second and third floors. Work on the Treasurer's office begins in July.

Mr. Baker, Design Manager with Manhattan Construction reported on the various historic preservation aspects of the renovation such as the historical paint themes, light fixtures and the schedule.

The windows in the Supreme Court and in the Governor's conference room were restored and put back in place without paint on them.

Report only. No action taken.

**7. Discussion on acceleration of project schedule: [Steve Mason]**

In response to a request from the House of Representatives, Ms. Gossard offered a proposal to begin work on not only the second and third floor west wings but to increase the square footage by simultaneously beginning construction on the fourth and fifth floors of the House spaces. She reported the work would begin June 1 and although it would increase the work, it would not affect the timeline. It was indicated there would be a larger cash outlay in the beginning, but that there are potential savings by working on the additional two floors at the same time. It would provide cohesiveness of the project by increasing access to the spaces resulting in better efficiency and ability to recoup some of the labor costs. Representative McBride explained it would also save on staffing expenses for the House.

It was expressed the projected \$691,000.00 in additional costs initially is approximately 28% of the contingency fund, but Ms. Gossard explained that this amount does not concern her due to the fact that only a very small amount has been utilized from the fund to date and sizable unforeseen expenditures are not anticipated.

Mr. T. Thompson explained that during the work, the House staff would likely move into other state office buildings, eliminating the cost of leasing space. He doesn't expect the cost impact from the move or storage to be significant or unanticipated.

Ms. Gossard responded to a question regarding the availability of a workforce needed to stay on schedule by indicating she is confident they can execute the work and there will be no disruption to any of the other scheduled projects.

Mr. Budd expressed he has confidence that the proposed change to the scope of work would be less disruptive and seems to be the right decision to make.

**8. Adjourn**

There being no further business, Representative McBride made a motion to adjourn and Senator Thompson seconded the motion. Seeing no opposition, the meeting adjourned at 3:29 p.m.

Access to all reports are located on the <http://capitolrestore.ok.gov> website.